

EXHIBIT C

MONTAGE HOTEL - GARAGE MAINTENANCE AND REPAIR STANDARDS

GARAGE MAINTENANCE AND REPAIR STANDARDS

1.0 OVERVIEW

These standards are the "Garage Maintenance and Repair Standards" to which that certain Reciprocal Easements and Operations Agreement (the "REOA") by and among the City of Beverly Hills, the Parking Authority of the City of Beverly Hills and _____, dated as of Capitalized terms that are used, but not defined, in these standards shall have the meaning given to them in the REOA.

Scheduling of the required maintenance and repair activities for the Public Garage as set forth in these standards is intended to accomplish specific objectives in relation to time. The following standards have been prepared for the purpose of defining and scheduling repetitive inspections and general maintenance and repair requirements for the Public Garage.

Prior to the official opening of the Public Garage, the Parking Authority and the Developer shall develop a comprehensive parking facility maintenance program, incorporating all as-built conditions of the Public Garage to ensure the Garage is maintained in a continuous state of repair for the benefit of the general public and the users thereof(including Hotel guests).

2.0 GOAL

The Parking Authority shall cause to be implemented a "Periodic Maintenance" program for the Public Garage that encompasses maintenance operations that go beyond the prevention of equipment breakdown. To aid in this effort, the standards in Section 3.0 below have been adopted for determining what maintenance work should be performed on the Public Garage on a periodic basis and establishing a schedule for each item of such work.

3.0 PERIODIC MAINTENANCE

- A. Lighting Maintenance:** Lighting shall be maintained in a continuous state of operation. The Public Garage operator shall inspect and report all inoperative fixtures immediately to the appropriate department of the Parking Authority as described by written notice given to such operator (and from time-to-time amended) by the Parking Authority. Inoperative fixtures shall be repaired within no more than 72 hours from the initial report. In the event a group of fixtures has been reported as inoperative, repairs shall be completed as soon as is reasonably possible.

Group lamp replacement shall be completed once the lamps have reached 95% of their rated life. During such replacements, fixtures shall be cleaned to ensure rated light output is maintained according to design.

Emergency lighting, including exit signs throughout the Public Garage, shall be inspected for proper operation monthly. Inspections shall be scheduled during off-peak business hours and shall be supervised by the appropriate individuals familiar with the emergency lighting system. Full-load testing of the emergency generator (which serves the Public Garage as well as other components of the Project) shall be performed at least once per year by the Hotel's engineering department and shall be coordinated with the Parking Authority..

B. Garage Sweeping & Cleaning: Litter collection, general housekeeping and power sweeping of the Public Garage shall be performed on a regular scheduled basis. The Public Garage shall be maintained in a continuous state of cleanliness for the benefit of the public and the users thereof (including Hotel guests).

- 1) **Litter Patrol** - Trash shall be collected from all interior trash receptacles in the Public Garage on a daily basis. Inspections shall be performed twice daily to ensure such containers are not full and overflowing. All trash shall be disposed of daily.
- 2) **Power Sweeping** - Power sweeping of the entire Public Garage shall be performed once per week. To facilitate the sweeping operation, the sweeping work should be done when use of the Public Garage is most likely to be minimal. Scheduling of sweeping work shall be closely coordinated between the Parking Authority and the Hotel Property Owner.

Pressure Washing - Pressure washing or mechanical scrubbing of the entire Public Garage shall be completed no less than once per year. Scheduling of pressure washing shall be closely coordinated between the Parking Authority and the Hotel Property Owner.

The Parking Authority shall monitor the overall cleanliness of the public Garage and closely coordinate the activities described in this Section B with the Hotel Property Owner

C. Custodial Care: Custodial care of public restrooms and ticket booths for the Public Garage shall be performed daily. The condition and cleanliness of such restrooms and booths leaves a lasting impression on all that enter the Public Garage. These areas are therefore to be maintained to a standard of excellence at all times.

- 1.) **Public restrooms:** All restrooms in the Public Garage shall be cleaned and disinfected once per day, and in addition such restrooms shall be inspected and spot cleaned once per day. In addition, performance standards for restroom cleaning shall be adopted prior to the opening of the Public Garage. These standards shall include procedures for cleaning and washing of all elevations, refilling of dispensers and proper procedures for disinfecting the restrooms.

- 2.) **Ticket Booths:** All ticket booths in the Public Garage shall be inspected and cleaned **once** per day. Performance standards for ticket booth cleaning shall be adopted prior to the opening of the Public Garage. These procedures shall include procedures for cleaning and washing of all elevations.

D. Maintenance Schedules:

- 1.) **Definitions.** For the purposes of these standards, the following terms shall have the following meanings:

Inspect: An inspection pursuant to a formal inspection checklist adopted by the Parking Authority, with all listed items being inspected by the Parking Authority. Summary reports of such inspections shall be made available, on site, for review by the Hotel Property Owner upon 48 hour notice to the Parking Authority. Inspections should note the condition of each item inspected and, if not acceptable, recommendations for cleaning, refinishing, repair or replacement and the time frame for the completion of the same. Periodic courtesy inspections may be made by the City to identify areas in need of attention.

Clean: The physical cleaning of various elements using appropriate cleaning procedures for such elements (i.e.; mop, sweep, vacuum, dust, wipe down, spray clean, hose, pressure wash). All graffiti shall be removed within 72 hours of initial discovery.

Refinish: Application of touch-up or refinishing surface coating to otherwise sound base materials with appropriate base preparations. Applications shall be of the same or similar finish materials and colors as originally used on the surface to be refinished.

Replace: Replacement of damaged or stolen items (or parts or portions thereof), with like kind items (or parts or portions thereof) in a manner that returns the item replaced to its original condition.

O.E.M.: Original equipment manufacturer.

- E. Preventative Maintenance:** The Parking Authority shall implement preventive maintenance procedures based on original equipment manufacturer's specifications and requirements.